

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 13, 1971

Appeal No. 10628 National Life Insurance Co., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of January 19, 1971.

ORDERED:

That the appeal for variance from use provisions of R-5-B District to permit offices in hotel at 301 First Street, N. E., lot 840, Square 724, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The property is improved with a Hotel under Certificate of Occupancy No. B 71101.
3. The appellant proposes to establish offices for reporters in three rooms on the second floor of the Hotel.
4. The appellant alleged that the hotel occupancy is below normal and the rooms involved have not been in use. The appellant further alleged that the property cannot be used economically for its zoned purpose.
5. Opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has not proven a hardship within the meaning of the variance clause of the Zoning

Appeal No. 10628
March 10, 1971
PAGE 2


Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties or undue hardship upon the owner.

Further, we hold that the requested relief cannot be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____


PATRICK E. KELLY
Secretary of the Board